

FORM A - APPLICATION COVER LETTER

Framingham Planning Board

Memorial Building • Room B-37 • 150 Concord Street
Framingham, MA 01702-8373
(508) 532-5450 • planning.board@framinghamma.gov



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2016 DEC 15 P 12:03
TOWN CLERK
FRAMINGHAM
Town Clerk Stamp

Office Use Only	Project Number: PB-023-16	Public Hearing Date: 11/9/2016	Filing Fee:
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In accordance with the requirements set forth in the Town of Framingham Zoning By-law, the undersigned hereby petitions the Planning Board for one or more approvals for the premises indicated below.

General Property Information

Applicant's Information

Name: PAULA LACHMAN Phone: 508-561-2259
Address: 685 WATER ST. Email: ROCHEFORDPI@AOL

Project Contact Information

Name: PETER VENUTO Phone: 508-889-6889
Address: 685 WATER ST. Email: PVENUTO7@AOL.COM

Property Owner Information (if different than Applicant)

Name: SAME Phone: _____
Address: _____ Email: _____

Engineer/Land Surveyor Information

Name: RONALD TORCHI / JIM STEELE Phone: _____
Address: 9 GILMORE FARM RD WESTBORO Email: JAMESSTEELE@YAHOO.COM

General Property Information

Property Address(es): 246 COCHITUATE RD
Framingham Assessor's Information: Parcel I.D.: 4-E-13-T
Parcel I.D.: 093-15-9282-000
Parcel I.D.: _____
Zoning District: P Overlay District: _____
Precinct Number: 9
The record title stands in the name of: PAULA LACHMAN

Submission Type (Please check all that apply and complete respective forms)

FORMS A, B, and C ARE REQUIRED

<input type="checkbox"/>	Site Plan Review Major (FORM E)
<input checked="" type="checkbox"/>	Site Plan Review Minor (FORM E)
<input type="checkbox"/>	Modification to Site Plan of new gross floor area greater than 1,000 sq. ft. of new gross floor area (FORM G)
<input type="checkbox"/>	Minor Modification to an Approved Site - Minor Engineering Change (FORM G)
<input type="checkbox"/>	Minor Modification to an Approved Site - Insignificant Plan Change (FORM G)
<input type="checkbox"/>	Special Permit (FORM L)
<input type="checkbox"/>	Special Permit - Land Disturbance (FORM J)
<input type="checkbox"/>	Special Permit - Neighborhood Cluster Development (FORM L)
<input type="checkbox"/>	Special Permit - Agriculture Preservation Development or Open Space Cluster Development (FORM L)
<input type="checkbox"/>	Special Permit - Planned Unit Development (PUD)
<input type="checkbox"/>	Modification to Special Permit (FORM G)
<input type="checkbox"/>	Extension of Time - Approved Site Plan Review and/or Special Permit (FORM H)
<input type="checkbox"/>	Repetitive Petition - Consideration of a petition for a rehearing from the Zoning Board of Appeals (FORM L)
<input type="checkbox"/>	Public Way Access Permit (FORM F)
<input type="checkbox"/>	Scenic Roadway Modification (FORM I)
<input type="checkbox"/>	Approval Not Required (FORM K)
<input type="checkbox"/>	Preliminary Subdivision
<input type="checkbox"/>	Definitive Subdivision
<input type="checkbox"/>	Application to Modify Zoning District
<input type="checkbox"/>	Other:

Authorized Signature - Applications shall not be accepted without a required signature

As the Owner (or authorized designee), I make the following representations:

1. I hereby certify that I am the owner (or authorized designee) of the property located at _____
2. I hereby certify that the applicant named on this application form has been authorized by the owner to apply to develop and/or use the property listed above for the purposes indicated in this application package.
3. I hereby certify that the agent, engineer, and/or architect listed on this application have been authorized to represent this application before the Planning Board to conduct site visits on the property.
4. I will permit the Planning Board to conduct site visits on the property.
5. Should the ownership of this parcel change before the Planning Board has acted on this application, I will provide updated information and new copies of this signature page.

Owner (or authorized designee) Name: PAULA LACHMAYI

Owner (or authorized designee) Signature: Paula C. Lachmayi

** If applying on-line by typing your name in the above boxes you certify, under the pains and penalties of perjury, that the information on this application is true and complete.*

FORM E - SITE PLAN REVIEW APPLICATION

Framingham Planning Board

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Office Use Only	Project Number: PB-023-16	Public Hearing Date: 11/9/2016	Filing Fee:
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Property Address: 246 COCHITUATE RD

Submission Type (Check all that apply)

Site Plan Review	<input type="checkbox"/>	Major Site Plan Review Section VI.F.2.b
	<input checked="" type="checkbox"/>	Minor Site Plan Review Section VI.F.2.a
	<input type="checkbox"/>	Limited Site Plan Review under the Dover Amendment, M.G.L. Ch. 40A, Section 3
Chapter 43D Application - Priority Development Site		

Project Information

Attorney Name:	<u>— Steve Dawley</u>	Email:	<u>Steve.DKLAW@verizon.net</u>
Mailing Address:		Phone:	<u>508-879-8717</u>
Project Engineer Name:	<u>Ron Turchi / Jim Steele</u>	Email:	<u>James.steele10@yahoo.com</u>
Mailing Address:	<u>9 GILMORE FARM RD WESTBORO</u>	Phone:	<u>508-404-4303</u>
Traffic Engineer Name:	<u>N/A</u>	Email:	
Mailing Address:		Phone:	
Stormwater Engineer Name:	<u>N/A</u>	Email:	
Mailing Address:		Phone:	
Landscape Architect Name:		Email:	
Mailing Address:		Phone:	

Property Information

Current Use of Property: RESIDENTIAL HOME / WITH change of
use PERMIT TO PROFESSIONAL + OFFICE P

Proposed Use of Property: HAIR SALON

Zoning Data

Please refer to the Framingham Zoning By-law Section I.E. Definitions and Section IV.E. Dimensional Requirements for additional information

	Existing	Proposed	Required
Lot Area (square feet/acres)	13,130/	13,130/	1
Frontage of Property (feet)	82'	82'	65'
Front Setback (feet)	37'	37'	30'
Side/Rear Setback (feet)			15'
Minimum Landscape Open Space Surface Ratio (%) 10	15%	24%	10%
Building Height (feet)	15'	15'	
Lot Coverage (%)	74%	74%	90%
Gross Floor Area Ratio of Building(s)	2200	2200	
Floor Area Ratio (gross floor area of buildings(s) ÷ size of parcel)	16%	16%	
Number of Parking Spaces	15	15	11
Handicap Parking Spaces	1	1	1
Bicycle Parking Spaces	—	—	—
Loading Spaces	—	—	—
Number of Loading Bay	—	—	—

Project Description – Brief description of the project

STRUCTURE TO BECOME Hair Salon with ~~USE~~
Adequate Paving ARE and Landscaping

List of all submitted materials (include document titles and dates) below.

Application
SITE PLAN

Zoning and Use of Surrounding Property Information

	Zoning Designation	Land Use
Parcel(s) of the North	P	CHURCH
Parcel(s) of the East	Res	Home
Parcel(s) of the South	P	OFFICE
Parcel(s) of the West	P	BUSINESS

Fiscal Information

Current Assessed Value of the Site	\$ 325,000
Estimated Value of Project-related Improvements	\$ 200,000
Current Total Local Tax Revenue from Site	\$ 56,485 ⁵⁰
Estimated Post-development Local Tax Revenue	\$ 10,000
Estimated Number of Project Related Jobs Created	Construction Jobs: 10
	Permanent Jobs: 5 Part-time Jobs: 2

CLICK BELOW TO SUBMIT THIS FORM TO THE PLANNING BOARD

Email

Other Applicable Local, State and Federal Permits and Approvals:

- ☒ The Building Commissioner has reviewed this application/plans? (Original written determination must be provided, FORM B)
- ☒ The lot is on a Scenic Road?(see Article VI, Section 10 of the Town of Framingham' General By-Laws) (If yes, The applicant must indicate if any repair, maintenance, reconstruction, paving work or other activities result in the cutting or removal of trees, or the tearing down or destruction of stone walls, or portions thereof. A Modification to a Scenic Road application may need to be filed.)
- ☐ The project impacts Public Shade Tree as protected by MGL c. 87, Sect. 3.?
- ☒ The project involves alteration or demolition of buildings which are at least 50 years old? (If yes, the applicant must obtain a determination of historical or architectural significance from the Framingham Historical Commission in conformance with Article V, Section 17A. of the Town of Framingham' General By-Laws.)
- ☒ The lot is situated in an historic district?(see Article V, Section 5. of the Town of Framingham's General By-Laws)
- ☒ The proposal has an impact on interests and values protected by the Framingham Wetland Protection By-Law? (see Article V, Section 18. of the Town of Framingham's General By-Laws.)
- ☒ The project is located in a designated federal Floodplain Hazard Zone?
- ☒ The project has received or will require a special permit(s) from the Zoning Board of Appeals? (Please attach a copy)
- ☒ The Project has received or will require a variance(s) from the Zoning Board of Appeals? (Please attach a copy)
- ☒ The Project will require a Street Opening Permit from the Board of Selectmen?
- ☒ The Project will require a Massachusetts Highway Department Permit?
- ☒ The Project will require a Public Way Access Permit? (see Article VI., Section 8. of the Town of Framingham's General By-Laws.)
- ☒ The Project is subject to the Highway Overlay District Regulations, Section III.E.?
- ☒ The Project is subject to the Mixed Use Regulations, Section V.G.?
- ☒ The Project is subject to the Affordable Housing By-Law, Section V.H.?
- ☒ The project is subject to the Land Disturbance By-Law, Section V.F?
- ☒ The Project is subject to the Automatic Carwash/Self-service Carwash, Section V.C.?
- ☒ The Project has received/apply for Wireless Communication Approval?
- ☒ The Project is requires a National Pollutant Discharge Elimination System (NPDES permit)?
- ☒ The Project is a designated Brownfield Site and/or subject of a 21E Survey?
- ☐ This Property was subject to a prior Permit(s) and/or Approval(s) issued by the Planning Board? (Please indicate permits and approvals) 2004

Site Plan Review Application Checklist

An application for site plan review and approval shall be prepared by qualified professionals registered in the Commonwealth of Massachusetts as follows: a professional land surveyor and/or engineer shall prepare all site plans; a professional landscape architect shall prepare all landscape plans; and an architect shall prepare all renderings for building elevations and building plans. The Planning Board shall review projects based on major and minor site plan review as outlined in Section VI.F.2.

Content and Scope of Applications: Section 21.1.1 of the Planning Board Rules and Regulations.

Applications for both major and minor site plan review shall submit plan sets with a cover sheet containing the following information.

1. Address(es) of the proposed project. ✓
2. Identification of parcel by Parcel ID. ✓
3. Project Title ✓
4. Prepared by/Prepared for: ✓
5. Professional Engineer and/or Land Surveyor licensed in the Commonwealth of Massachusetts stamp and signature. ✓
6. Registered Architect stamp and signature.
7. Zoning Table showing the existing, required, and proposed dimensions in accordance with Section IV.E, Dimensional Regulations. ✓
8. Parking Table, showing the existing number of parking spaces, required number of parking spaces, and the proposed number of parking spaces. This Table shall include the dimensions of the proposed parking spaces, number and dimensions of the handicap accessible spaces, and number and dimensions of loading spaces. ✓
9. Maximum seating capacity, number of employees, or sleeping units if applicable. ✓
10. Locus Map to allow adequate consideration of the surrounding neighborhood, a plan of adjacent properties shall be presented at a scale of not less than one inch equals 100 feet or at the same scale as the proposed site plan if practical. This plan shall show the general characteristics of all lands within 300 feet of the proposed site or such other distance as may be reasonably required, including structures, parking areas, driveways, pedestrian ways, and natural characteristics. Any structures or significant change in topography within 50 feet of the lot line shall be located precisely on said plan. ✓

Content and Scope of Applications: Section 21.1.2 of the Planning Board Rules and Regulations.

Applicants for both major and minor Site Plan Review shall include the following information on all plan sheets

1. Address(es) of the project, identification of parcel by Parcel ID, and Project Title; Plan sets shall be accurately drawn to a scale of one inch equals 20 feet to one inch equals 60 feet, where practical and appropriate to the size of the proposal. ✓

Style Salon

November 2, 2016

Paula Lachman : Owner

I have been a cosmetologist in Framingham for the last 34 years. I have owned my own business located at 419 Worcester Road for the last 11 years and prior to that I operated my business for 8 years at 236 Cochituate Road. I am very excited to own my business and the property I will be operating out of.

With that being said I am requesting waivers and will give responses to complete my application.

Waiver

Section

21.1.1.6

This is not required we are not changing the existing structure.

Waiver

Sections

21.1.3.1

This was a residential home we are requesting a parking lot.

21.1.3.2

We will be adding two Maple trees out front as well as in the back area.

21.1.3.4

We are not changing the existing structure.

21.1.3.5

We are not changing the existing structure. There are no architectural changes.

Response for Section

V1.F.4.a.1.1

It will take approximately 60 days to complete the project.

Waiver

V1.F.4.a.3

Our plan is designed based upon the run off on the driveway to go to the storm water system on Cochituate Road. The back area will go into the landscaping.

V1.F.4.a.1.4

No changes are being made other than the parking lot.

V1.F.4.a.1.6

No architectural changes.

V1.F.4.a.1.7 There is an existing sewer and water connected to city service.

V1.F.4.a.1.8

No structural changes, no blasting, just paving parking area.

Response for Section

V1.F.4.a.1.5

All lighting to be LED

Response for Section

V1.F.4.a.1.9

Property is serviced by public water and sewer that is already existing to the structure.



I plan to have a trash service as we only have about two small bags of trash a day.
As far as snow removal the snow will be hauled off site if it should cause a problem
with parking.

Sincerely,
Paula Lachman
Style Salon



Amanda, Rafaela,

We are working on these items and are requesting waivers. These items will be submitted before January 9th.

Planning Board Rules & Regulations 21.1.1. 7. Zoning Table showing the existing, required, and proposed dimensions in accordance with Section IV.E, Dimensional Regulations.

Planning Board Rules & Regulations 21.1.1.8. Parking Table, showing the existing number of parking spaces, required number of parking spaces, and the proposed number of parking spaces. This Table shall include the dimensions of the proposed parking spaces, number and dimensions of the handicap accessible spaces, and number and dimensions of loading spaces.

Planning Board Rules & Regulations 21.1.1.9. Maximum seating capacity, number of employees, or sleeping units if applicable.

Planning Board Rules & Regulations 21.1.1.10. Locus Map to allow adequate consideration of the surrounding neighborhood, a plan of adjacent properties shall be presented at a scale of not less than one inch equals 100 feet or at the same scale as the proposed site plan if practical. This plan shall show the general characteristics of all lands within 300 feet of the proposed site or such other distance as may be reasonably required, including structures, parking areas, driveways, pedestrian ways, and natural characteristics. Any structures or significant change in topography within 50 feet of the lot line shall be located precisely on said plan.

Planning Board Rules & Regulations 21.1.2.6. Locations and dimensions, including total ground coverage, of all driveways,

maneuvering spaces and aisles, parking stalls and loading facilities, and proposed circulation of traffic.

Planning Board Rules & Regulations 21.1.3.1. Existing Conditions site plan, showing the locations of all infrastructure on- and off-site, including sidewalks and roadways which are public and private, square feet and dimensional of all existing buildings on-site, existing off-street parking areas with dimensions of landscaping area.

Planning Board Rules & Regulations 21.1.3.2. A landscape plan at the same scale as the site plan, showing the limits of work, existing tree lines, and all proposed landscape features and improvements including planting areas with size and type of stock for each shrub or tree.

Planning Board Rules & Regulations 21.1.3.3. A photometric plan showing both the intensity of illumination expressed in foot-candles at ground level to the property's boundaries and the location, orientation, height, wattage, type, style, and color of outdoor luminaire(s) for all existing and proposed lighting. Photometric plan and details should be designed in accordance the Article 22: Site Plan Review Lighting Requirements, in the Planning Board's Rules and Regulations, herein.

Planning Board Rules & Regulations 21.1.3.4. Dimensions of proposed buildings and structures, including gross floor area, floor area ratio, total lot coverage of building, and breakdown of indoor and outdoor floor area as to proposed use. Area dimensions to include Lot Coverage of Building, Paved Surface Coverage, and Landscaped Open Space and Other Open Space, with percentages

of these items to be provided and to total 100 percent of the lot area.

Planning Board Rules & Regulations 21.1.3.6. Parking Plan showing the drive aisle widths, turning radius, stall heights and widths, locations of pedestrian and bicycle amenities, and landscaping.

Zoning By-Law Section VI.F.4.a.1. A written statement outlining the estimated time required to complete the proposed project, expected start of construction, and all phases thereof.

Zoning By-Law Section VI.F.4.a.2. A written summary, where appropriate, detailing the following:

- The number of dwelling units to be built and the acreage in residential use,
- The number of seats and/or number of employees,
- Evidence the project is in compliance with the Town's off-street parking and off-street loading requirements,
- The forms of ownership of the property, and
- A summary of the provisions for ownership and maintenance thereof, identification of all land that will become common or public land, and any other evidence necessary to indicate compliance with this By-law.

Zoning By-Law Section VI.F.4.a.3. Drainage calculations prepared by a professional engineer registered in the Commonwealth of Massachusetts. Storm drainage design must conform to the requirements set forth by the MassDEP Stormwater Management Standards and Department of Public Works, using Best Management Practices. Furthermore, the report may include Town, state, and federal requirements or established standards for

implementing best management practices for stormwater management.

Zoning By-Law Section VI.F.4.a.4. A written summary containing the Urban Design Objectives Narrative which provides a description of how the project will be designed to encourage complete streets including transit access and pedestrian and bicycle amenities, and their potential connections to the Town's bicycle and pedestrian system.

Zoning By-Law Section VI.F.4.a.5. A written summary which outlines proposed best management practices, low impact development (LID) features, and energy efficiency features utilized on-site.

Zoning By-Law Section VI.F.4.a.6. A written summary of the design and location of proposed mechanical equipment, including HVAC equipment; noise levels related to mechanical equipment; information regarding possible future expansion, if relevant; location and operation of trash storage and removal systems; location and operation of loading facilities, measures taken to minimize the negative visual and noise impacts of such facilities on abutters; and hours of operation for each proposed use.

Zoning By-Law Section VI.F.4.a.7. A written report of the existing and/or proposed sewer service infrastructure on-site and connection points. The report shall include a detailed description of the conditions of the pipes; a video inspection where appropriate and/or necessary; a detailed description of the anticipated impact of the project on the Town's sanitary, stormwater, and sewer infrastructure. Where such determinations cannot be made at the time of application, the report shall indicate what investigations

must be undertaken by the Applicant to make such determinations; also, a timeline for completion of the report shall be submitted for review by the Department of Public Works.

Zoning By-Law Section VI.F.4.a.8. A written report of any proposed blasting or soil compaction activities that will take place during construction activities. The report shall include methods of abutter notification, methods for testing and data collection, and a summary of how real property damage will be investigated.

Zoning By-Law Section VI.F.4.a.9. A written summary of water service infrastructure detailing the anticipated impact of the project on the Town's water delivery infrastructure and supply. The summary shall indicate the likely improvements to infrastructure that are necessary to accommodate the identified impacts. Where such determinations cannot be made at the time of application, the report shall indicate what investigations must be undertaken by the Applicant to make such determinations; a timeline for completion of the report shall be also submitted for review by the Department of Public Works.

Zoning By-Law Section VI.F.4.a.10. A written Parking Impact Report shall be submitted detailing the existing and proposed parking for the project including the following:

- Existing off-site neighborhood parking conditions, including identification of streets likely to be affected by the project;
- Projected impact of project; and
- Proposed methods to mitigate the estimated adverse impacts cause by the project related to parking such as promoting the use of bicycles, public transportation, or other appropriate means.

Thank you, Paula Lachman

A handwritten signature in cursive script, reading "Paula Lachman".